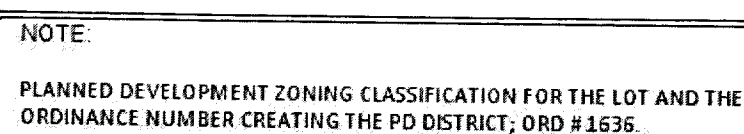
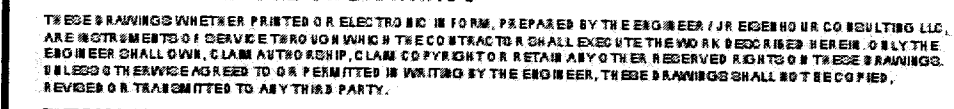


ROOM MATRIX							
TYPE	ROOM AREA S.F	LEVEL				TOTAL	PERCENTAGE
		1	2	3	4		
KS - KING STUDIO	431						
KSA - KING STUDIO ACCESSIBLE	504	9	2	13	12	12	46
KSA-R - KING STUDIO ACCESSIBLE (ROLL IN SHOWER)	504		1		1		2
KD - KING ONE BEDROOM	477	2	6	7	7	2	24
KD - KING DEN ROOMS	308	4	6	5	5	22	13
KDL - KING DEN LONGER ROOMS	320	4	4	4	4	13	15
KDA - KING DEN ACCESSIBLE ROOMS (ROLL IN SHOWER)	308		1	1	1	3	3
QD - QUEEN/QUEEN ONE BEDROOM	522						
QDS - QUEEN/QUEEN SUITE	721			1		1	3
QDA - QUEEN/QUEEN SUITE ACCESSIBLE	721		1			1	3
KKA - KING SUITE ACCESSIBLE	721					1	
	TOTAL	16	32	32	32	112	100 %



1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF BRYAN
STANDARD DETAILS AND SPECIFICATIONS.
2. IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWINGS OF IRRIGATION
LAYOUT AND LIST OF EQUIPMENT PRIOR TO INSTALLATION.
3. POWER TO CONTROLLER SUPPLIED BY OTHERS.
4. ALL HEAD PLACEMENT AND PIPING IS DIAGRAMMATIC.
5. HEADS AND PIPING SHALL BE INSTALLED INSIDE PROPERTY LINE.
6. ALL LATERAL PIPING NOT SIZED IS 1/2".
7. ADJUST SPRAYS SUCH THAT MINIMAL WATER OVER SPRAYS PARKING
AREAS AND DRIVEWAYS. PROVIDE SUFFICIENT COVERAGE.
8. DISTRIBUTION LINES ARE TO BE BURIED 12" BELOW FINISHED GRADE.
MUCH TOP COVERING IS NOT TO BE CONSIDERED SOL.
9. ALL EQUIPMENT TO BE RAINFOOD MODEL, OR APPROVED EQUIV.
10. ALL DISTRIBUTION LINES SHALL BE SCH 40 PVC.
11. ALL SLEEVES SHALL BE SCH 40 PVC.

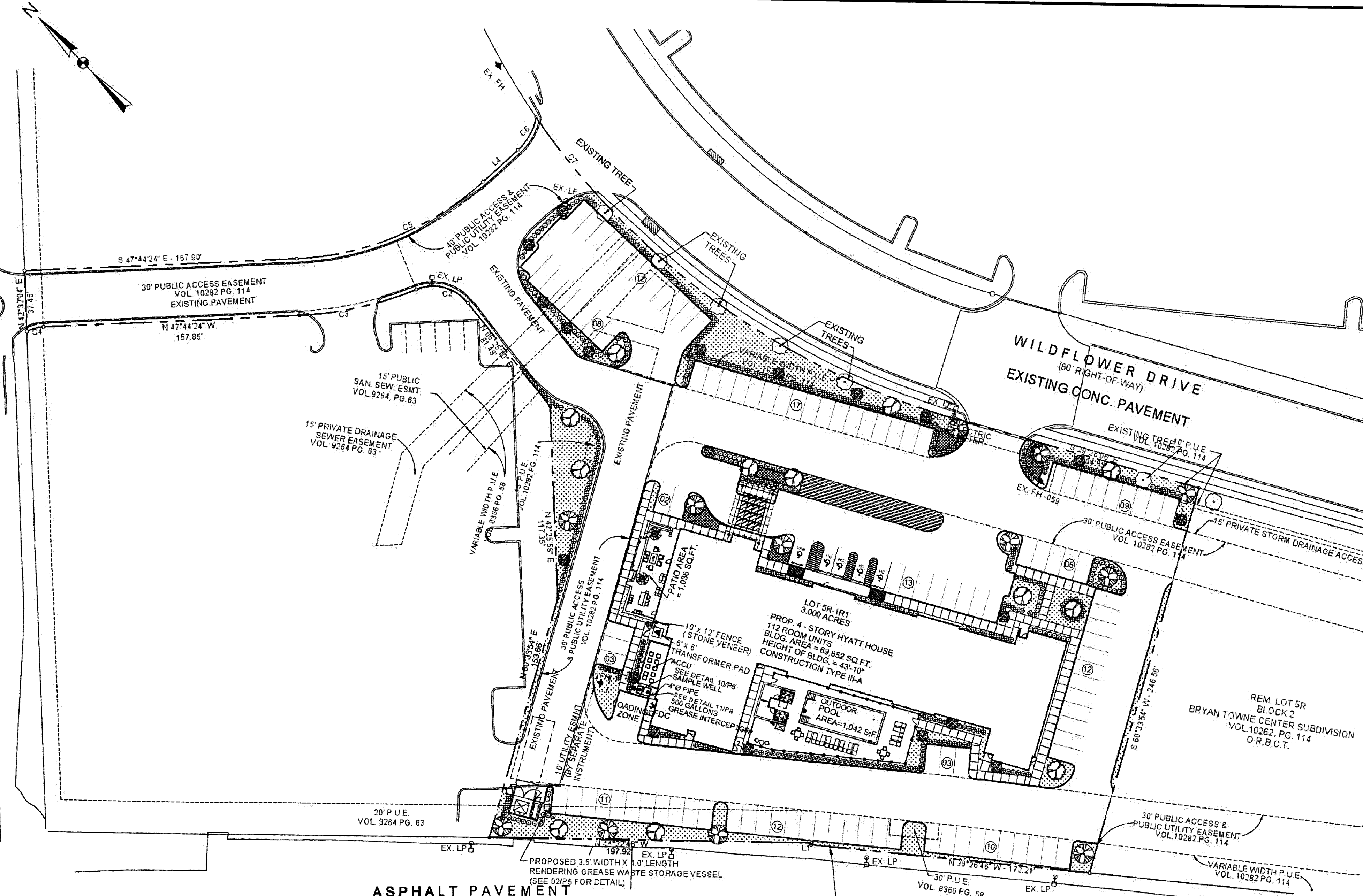
LEGEND				
SANITARY SEWER MANHOLE	SS		305	EXISTING CONTOURS
STORM SEWER MANHOLE	SM		306	PROPOSED CONTOURS
CLEAN OUT	CO		307	
FIRE HYDRANT	FH		308	PROPOSED SANITARY SEWER PIPE
POWER POLE	PP		309	EXISTING
TELEPHONE BOX	TB		310	PROPOSED SANITARY SEWER PIPE
WATER METER	WM		311	EXISTING
GATE VALVE	GV		312	PROPOSED WATER LINE
LIGHT POLE	LP		313	EXISTING
IRRIGATION SPRINKLER HEAD LOCATION	IR		314	PROPOSED POWER LINE
VAN ACCESSIBLE HANDICAP PARKING	HA		315	EXISTING
SIGN LOCATION	SL		316	PROPOSED POWER LINE
RIGHT OF WAY EXIST. INTERSECTION	R.O.W.		317	EXISTING
DRAINAGE & UTILITY EASEMENT	DEVE		318	PROPOSED GAS LINE
GAS METER	GM		319	EXISTING GAS LINE
EXIST. WATER VALVE	WV		320	PROPOSED GUY WIRE
			321	OVERHEAD ELECTRICAL



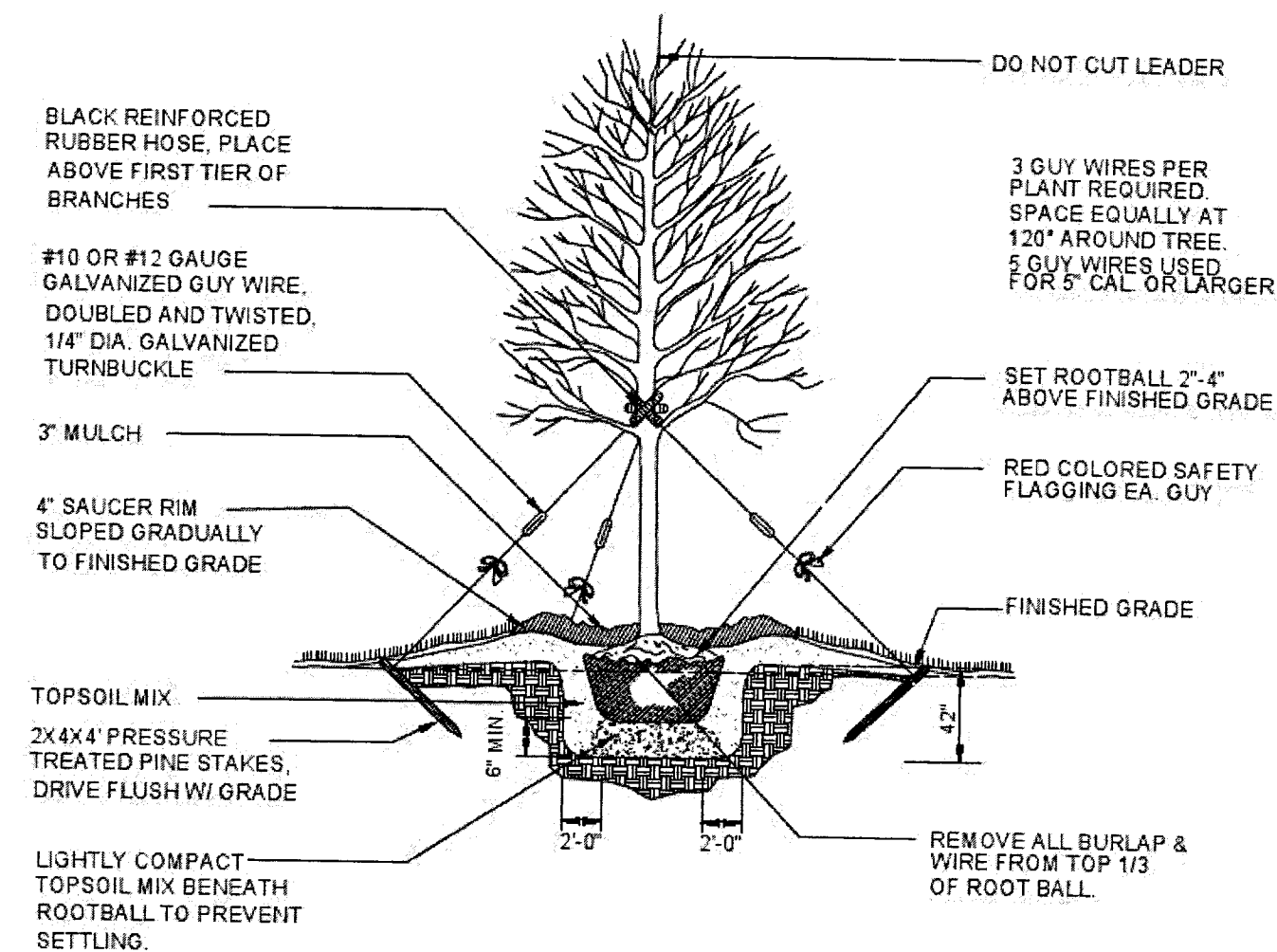
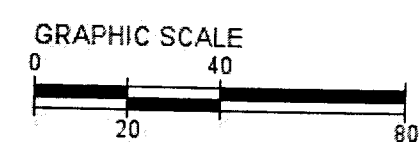
C1

OF:

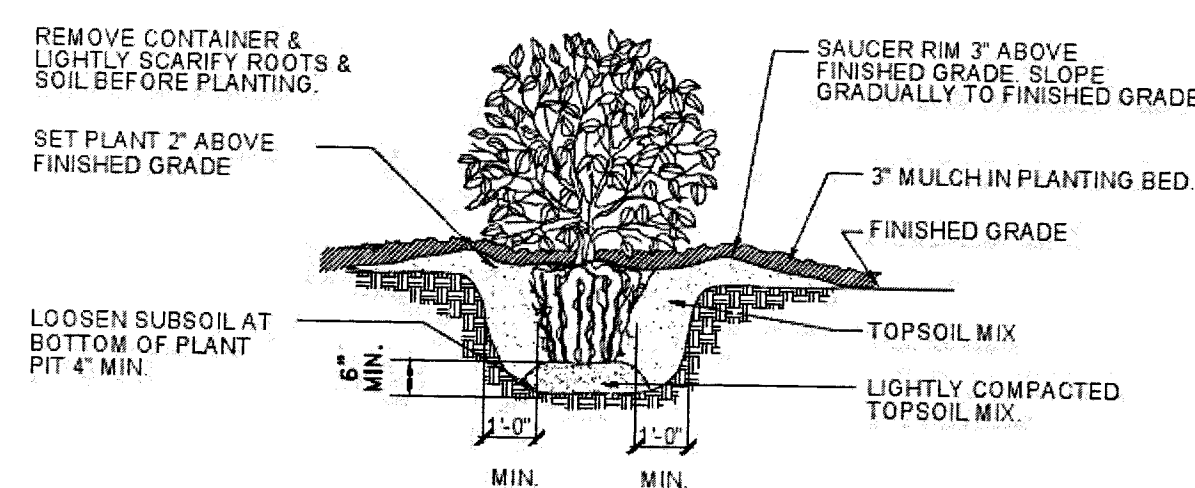
F.M. 1179 - BRIARCREST DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



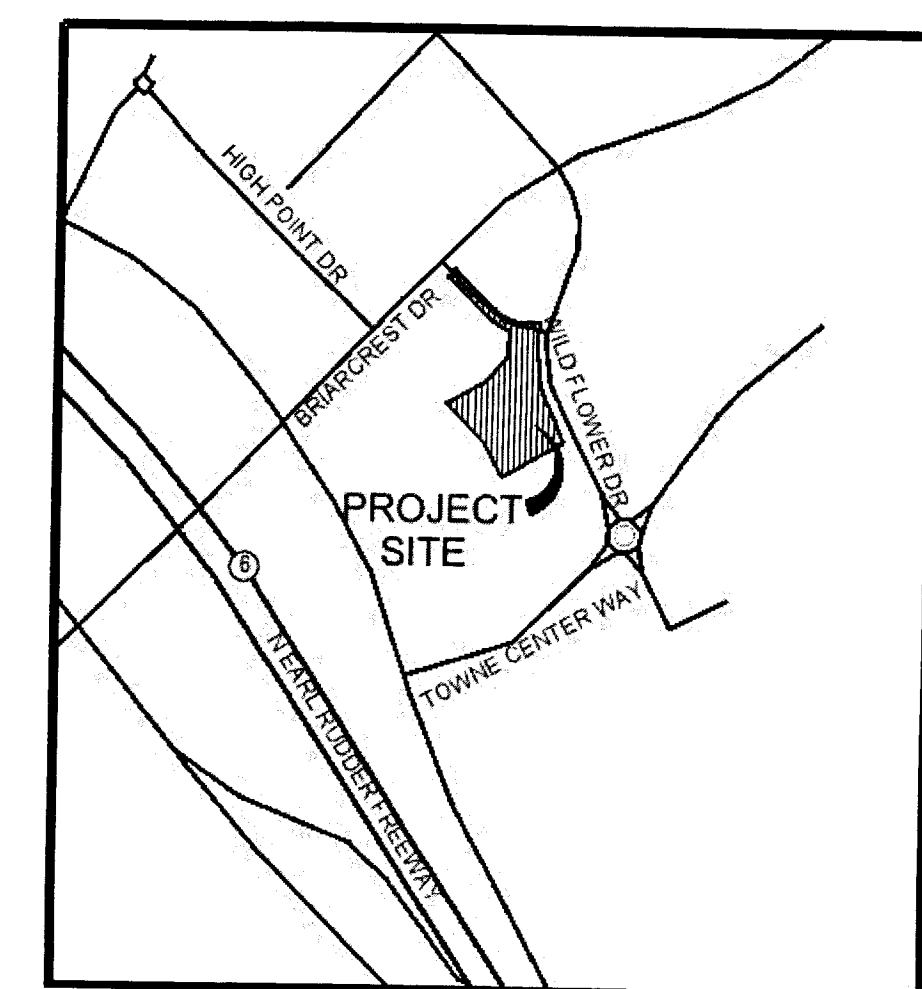
01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"



02 TREE PLANTING DETAIL
SCALE: NONE



03 SHRUB PLANTING DETAIL
SCALE: NONE



VICINITY MAP
SCALE: NONE

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE CITY OF BRYAN, TEXAS, AND THE STATE OF TEXAS, PRIOR TO THE START OF CONSTRUCTION.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PAVEMENT AND CURBS AT ALL TIMES.

4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AT ALL TIMES.

5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TREES AT ALL TIMES.

6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AT ALL TIMES.

7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AT ALL TIMES.

8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE AT ALL TIMES.

9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LIGHTING AT ALL TIMES.

10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SECURITY AT ALL TIMES.

OWNERSHIP AND USE OF DRAWINGS

1. THESE DRAWINGS ARE THE PROPERTY OF EISENHOUR CONSULTING, LLC, AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF EISENHOUR CONSULTING, LLC.

2. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL DRAWINGS AT ALL TIMES.

3. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL DRAWINGS AT ALL TIMES.

4. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL DRAWINGS AT ALL TIMES.

5. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL DRAWINGS AT ALL TIMES.

6. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL DRAWINGS AT ALL TIMES.

7. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL DRAWINGS AT ALL TIMES.

8. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL DRAWINGS AT ALL TIMES.

9. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL DRAWINGS AT ALL TIMES.

10. THE CONTRACTOR SHALL MAINTAIN THE ORIGINAL DRAWINGS AT ALL TIMES.

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF BRYAN, TEXAS.
2. AS UNDERGROUND AUTOMATIC LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY AREAS, UNLESS NOTED OTHERWISE.
3. ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE AT OWNER'S DIRECTION AND ACCORDING TO CITY REQUIREMENTS.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GOING CONDITION, AND REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY IF DAMAGED, DESTROYED, OR REMOVED.
5. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
6. ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORIST BETWEEN THE STREET AND ACCESS DRIVE. VISIBILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
7. ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS OR OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERM A DEGREE LARGER UNLESS OTHERWISE NOTED.
8. ALL TREES TO BE INSTALLED OUTSIDE FIRE HYDRANT, SANITARY SEWER, AND UTILITY EASEMENTS.
9. REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.

TREE NOTES:

1. AT THE TIME OF PLANTING, TREES SHALL BE A MINIMUM OF THREE INCHES CALIPER, MEASURED 12" ABOVE GROUND AND A MINIMUM OF SEVEN FEET IN HEIGHT.
2. APPLY THREE INCHES (3") LAYER OF MULCH ON TOP OF ROOT BALL. AFTER PLANTING, KEEP MULCH NINE INCHES (9") FROM BASE OF THE TRUNK.
3. PRUNE EACH TREE TO CORRECT STRUCTURAL DEFECTS AND REMOVE BROKEN BRANCHES CAUSED DURING TRANSPORT AND PLANTING.
4. EVERY OCTOBER APPLY TWO AND A HALF (2 1/2 LB.) POUNDS OF 10-10-10 FERTILIZER PER TEN SQUARE FEET OF AREA BENEATH EACH TREE.

City of Bryan: LANDSCAPING POINT CALCULATIONS:

SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	POINT
	EXISTING TREE		06	150	900
	2.1" TO 3.5" CALIPER W/O BARRICADE	LIVE OAK TREE (Quercus virginiana) Canopy Tree	12	150	1,800
	2.1" TO 3.5" CALIPER W/O BARRICADE	CEDAR ELM (Ulmus crassifolia) Canopy Tree	13	150	1,950
	1.25" CALIPER AND LARGER	TREE CREPE MYRTLE (Lagerstroemia indica) Non-Canopy Tree	20	40	800
	5 GALLON	WAX LEAF LIGUSTRUM (Ligustrum texanum) Shrub	339	10	3,390
	5 GALLON	YAUJAPON (Ilex vomitoria "nana") Shrub	140	10	1,400
		SEASONAL PLANT			
		4" GRASS			
		SEASONAL COLOR BED			

TOTAL POINTS PROPOSED: 10,240 PTS.

STREETSCAPE:

(343.55' / 50') X 300 PTS = 2,061 PTS

(343.55' / 32') = 11 CANOPY TREES

POINTS PER PROJECT AREA:

121,488.84 SQUARE FEET OF SITE AREA

121,488.84 / 1000 = 121.49

121.49 X 30 = 3,644.7 = 3,644.7 X 2 = 7,289.4 POINTS

TOTAL POINTS REQUIRED: 9,350.40 PTS.

TOTAL POINTS PROPOSED: 10,240 PTS.

LOT AREA:

121,488.84 S.F.

OPEN SPACE

18,223.33 S.F.

PROVIDED L.S. (16.85% OF SITE) 20,471.62 S.F.

EISENHOUR
Consulting, LLC
Land Development Building Design

104 Montague Lane
Mesquite, TX 75150
409.396.972 / 415.1735
Fax: 409.396.214-201.5807

PROJECT NAME: LANDSCAPE PLAN
PROP. 4 - STORY HYATT HOUSE
WILDFLOWER DRIVE,
CITY OF BRYAN
3.00 ACRES

OWNER/DEVELOPER: A & M DEVELOPERS LLC
7701 Las Colinas Ridge, Ste. 250
IRVING, TEXAS 75063

ENGINEER: E.M. FAGGETT ENGINEERING
P.O. BOX 17605
FORT WORTH, TEXAS 76102

DESIGNER: FREDERICK L. GATULA
DATE: 10/18/15
CHECKED: 10/18/15
APPROVED: 10/18/15
SHEET: C5
OF: 1